



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**509 Windstone Common SW**  
**Airdrie, Alberta**

**MLS # A2256725**



**\$475,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsong                                                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 1,240 sq.ft.                                                                  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized      |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance |               |                   |

|                    |                                                                       |
|--------------------|-----------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                        |
| <b>Roof:</b>       | Asphalt Shingle                                                       |
| <b>Basement:</b>   | Finished, Full                                                        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                              |
| <b>Foundation:</b> | Poured Concrete                                                       |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Quartz Counters, Separate Entrance |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R2-T |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Fall in love with this stunning, fully finished townhouse in the heart of the sought-after, family-friendly community of Windsong and even better with absolutely no condo fees! This thoughtfully designed and beautifully upgraded home offers over 1,600 square feet of lovingly maintained living space across three levels, with a total of four bedrooms and three and a half bathrooms, a fully developed basement, and an oversized double garage. With its bright open-concept floor plan, modern finishes, and ideal location, this property perfectly combines style, comfort, and convenience. Step through the front door and immediately feel at home as you are greeted by an inviting, open layout with large windows that allow natural light to pour in throughout the day. The spacious living room offers plenty of space to relax with family or entertain friends, while the adjoining dining area is perfectly positioned for family dinners and weekend brunches. The well-appointed kitchen is a true highlight, featuring stainless steel appliances including a brand-new over-the-range microwave, gleaming quartz countertops, tile backsplash, and ample cabinetry to keep everything organized and within easy reach. Whether you are preparing a quick breakfast before work or cooking a big holiday meal, this kitchen is functional, stylish, and the heart of the home. Hardwood floors continue to the upper level, leading you to three generously sized bedrooms, including a private primary retreat complete with a walk-in closet and a full 3-piece ensuite bathroom. The additional bedrooms are ideal for children, guests, or a home office, and are serviced by another full 4-piece bathroom. One of the most unique and appealing features of this home is the large west-facing second-level balcony that spans the entire width of the garage. This outdoor space is perfect for hosting summer barbecues, enjoying morning coffee, or simply

unwinding under the evening sky while taking in beautiful sunsets. The fully finished basement is a fantastic extension of the home, adding a comfortable living room or recreation space, an additional bedroom, and a full bathroom. This level offers endless possibilities, use it as a teenager's retreat, a guest suite, a home gym, or even a cozy media room for family movie nights. Comfort is truly at the forefront in this home, with air conditioning already installed to keep you cool on hot summer days. The oversized, fully developed double garage offers secure parking for two vehicles with plenty of extra storage space for bikes, tools, or sporting equipment. Windsong is known for its welcoming atmosphere, beautiful parks, and network of walking paths. Families will appreciate the close proximity to schools, playgrounds, shopping, and restaurants, along with quick access to major roads for an easy commute. Don't miss the rare opportunity and make this incredible townhouse yours, and experience the comfort, style, and community living in one of Airdrie's most desirable neighbourhoods!